

6106 Burlington Rd

6106 Burlington Rd
Gibsonville, NC 27249
www.cbre.com/triad

DEVELOPMENT SITE AVAILABLE FOR SALE



6106 Burlington Rd

Development Site Available for Sale

Site is located on Burlington Road/US-70 between Greensboro and Burlington. Ideal for investment, highway business and industrial development. Easy access via full interchanges at Rock Creek Dairy Rd and Mount Hope Church Rd. Signage opportunity on Burlington Rd/US-70 with excellent visibility. Site is located adjacent to Sedalia Elementary School. Close proximity to Stoney Creek Golf Club, Rock Creek Center Industrial Park, Publix Distribution Center & Carolina Corporate Center.

Property Address	6106 Burlington Rd, Gibsonville, NC 27249
Total Acreage	±70.26 Acres
Zoning	AG (Agricultural)
Frontage	1,449' on Burlington Rd/US-70 & 629.5' on Bloomfield Rd
Water	City water located at front of property on Burlington Rd
Sewer	Nearby
Traffic Counts	119,000 VPD on I-40/85
Asking Price	\$4,000,000
Interstate Access	Immediate access to US-70. Close proximity to I-40/85, I-840, and other major thoroughfares.
Airports	Piedmont Triad International Airport (23 miles) Raleigh-Durham International Airport (56 miles)

Contact Us

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Aerial Overview



Demographics & Traffic Counts

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	471	14,573	32,040
Employees	261	3,462	6,502
Median Age	46.5	40.5	39.4
Households	192	5,701	12,433
Average Household Income	\$102,107	\$107,331	\$97,783
Average Value of Owner Occupied Housing Units	\$328,528	\$335,087	\$315,311
Daytime Workers	171	4,614	7,859
Daytime Residents	260	7,375	16,367

*Source: CBRE Fast Reports

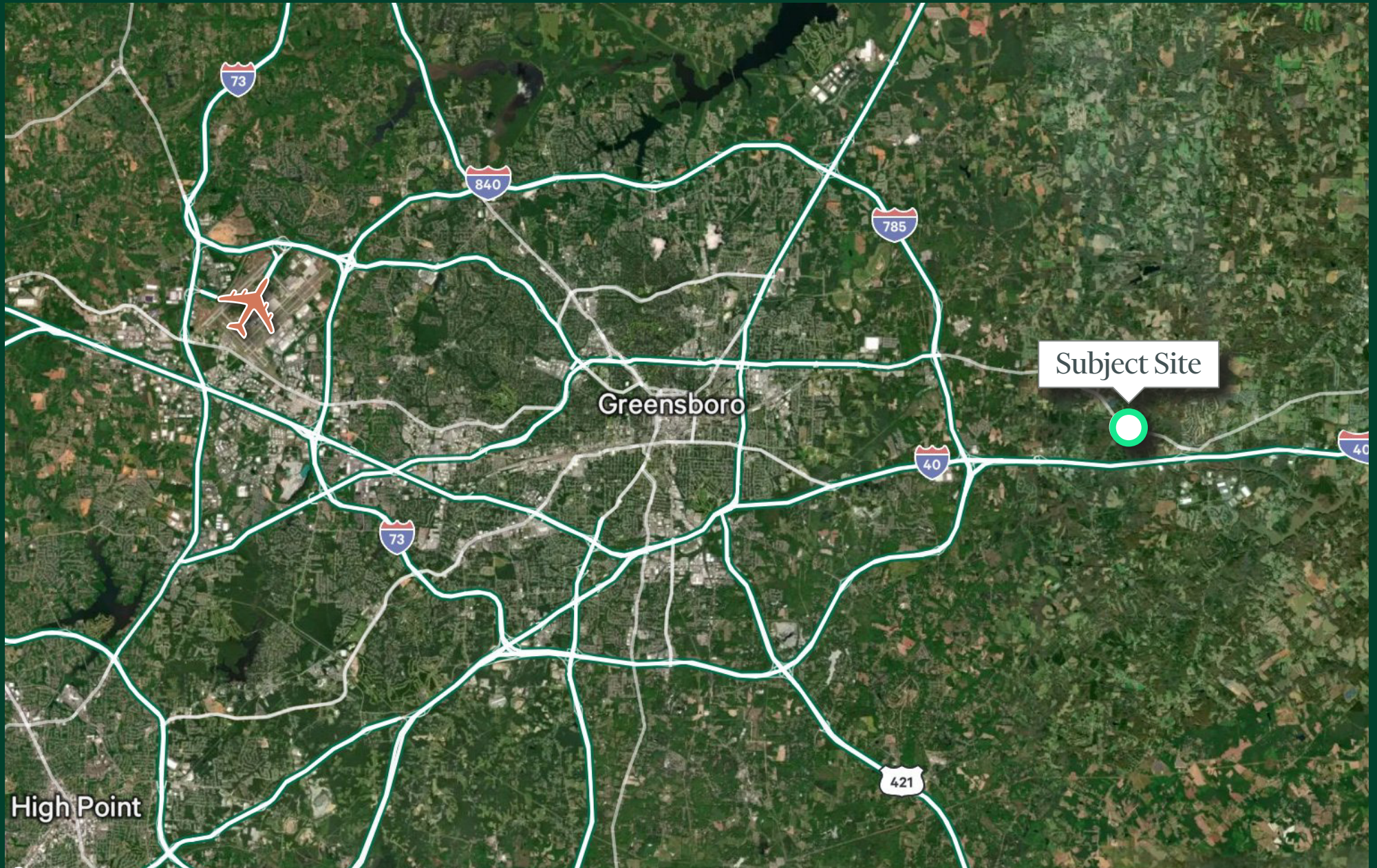
Traffic Counts	
I-40/85	119,000 VPD
Burlington Rd/US-70	10,000 VPD
I-785/Greensboro Urban Loop	27,500 VPD
Rock Creek Dairy Rd	18,000 VPD
Mount Hope Church Rd	4,500 VPD

*Source: NCDOT

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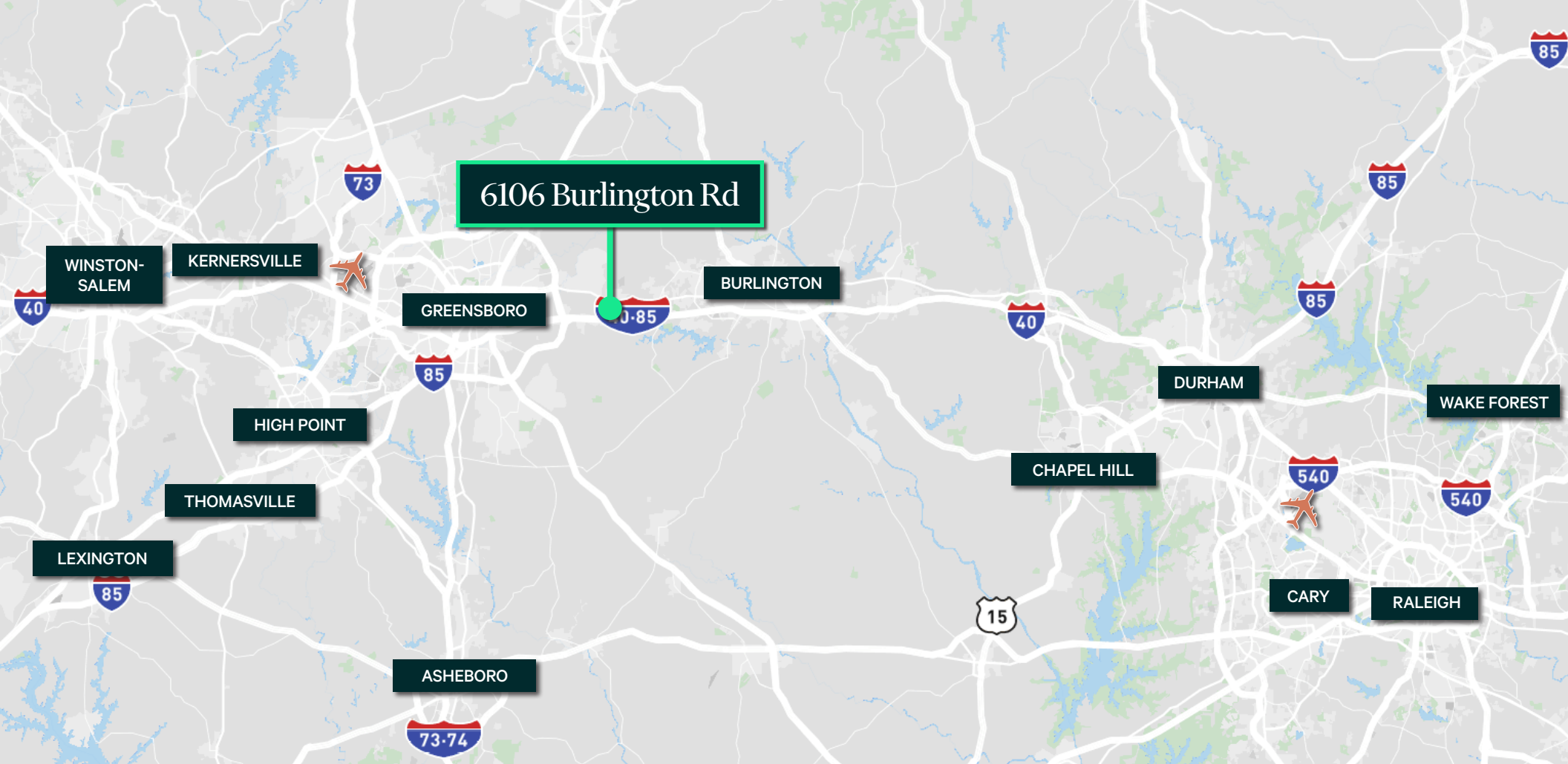
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Location Overview



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